174.0	0005	0019.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	839,400 / 839,400
					USE VALUE:	839,400 / 839,400
					ASSESSED:	839,400 / 839,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
36		DUNDEE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	O'CONNOR PATRICIA A
Owner 2:	
Owner 3:	
Street 1:	36 DUNDEE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .081 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1898, having primarily Aluminum Exterior and 1774 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	3520.000	471,500		367,900	839,400
Total Card	0.081	471,500		367,900	839,400
Total Parcel	0.081	471,500		367,900	839,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 473.17 | /Parcel: 473.17

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 116298

GIS Ref

GIS Ref

Insp Date 10/06/18

!13551!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 174.0-0005-0019.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	471,500	0	3,520.	367,900	839,400		Year end	12/23/2021
2021	104	FV	449,700	0	3,520.	367,900	817,600		Year End Roll	12/10/2020
2020	104	FV	449,700	0	3,520.	367,900	817,600	817,600	Year End Roll	12/18/2019
2019	104	FV	348,200	0	3,520.	362,700	710,900	710,900	Year End Roll	1/3/2019
2018	104	FV	348,200	0	3,520.	278,600	626,800	626,800	Year End Roll	12/20/2017
2017	104	FV	327,000	0	3,520.	262,800	589,800	589,800	Year End Roll	1/3/2017
2016	104	FV	327,000	0	3,520.	241,800	568,800	568,800	Year End	1/4/2016
2015	104	FV	273,800	0	3,520.	226,000	499,800	499,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	17:16:19

LAST REV

Date	Time
04/02/19	13:42:30
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 13551

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	14036-327		8/1/1980		78,000	No	No		Y

USER DEFINED

Prior Id # 1:	116298
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/19/2003	803	Manual	12,990					re-shingle entire

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2018	MEAS&NOTICE	HS	Hanne S
10/14/2008	Measured	197	PATRIOT
12/15/1999	Mailer Sent		
12/14/1999	Measured	163	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3520		Sq. Ft.	Site		0	70.	1.49	6									367,920						367,900	

Total AC/HA:	0.08081	Total SF/SM:	3520	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	367,920	Spl Credit		Total:	367,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	4 - Vinyl	30	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1898	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.24188280
Const Adj.:	0.99989998
Adj $ / SQ:	211.099
Other Features:	111500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	528634
Depreciation:	57092
Depreciated Total:	471541

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

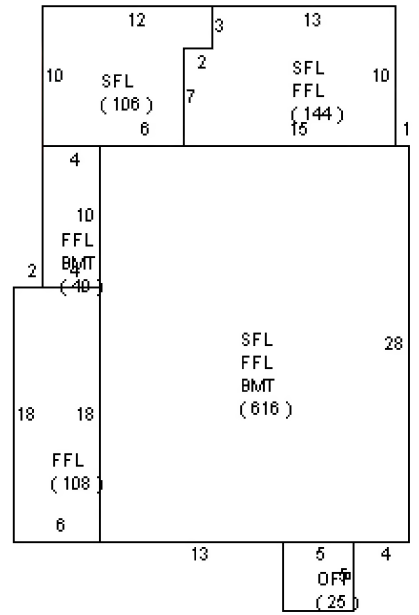
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	211.10
Special Features:	0	Val/Su Net:	192.06
Final Total:	471500	Val/Su SzAd	265.78

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	908	211.100	191,678
SFL	Second Floor	866	211.100	182,812
BMT	Basement	656	63.330	41,544
OFP	Open Porch	25	44.000	1,100

Net Sketched Area:	2,455	Total:	417,134
Size Ad	1774	Gross Area	2455	FinArea	1774
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

174.0-0005-0019.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc